FOR LEASE

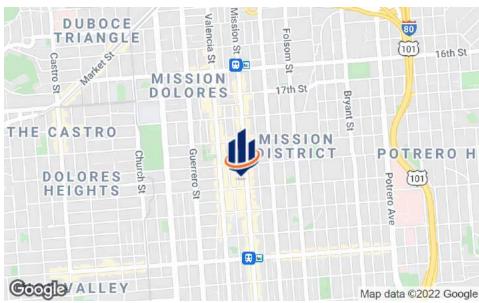
2480-2482 MISSION STREET

LOS PORTALES MEDICAL & DENTAL CENTER

San Francisco, CA 94110







OFFERING SUMMARY

LEASE RATE:	\$3.50-\$4.25/SF/MO/NNN
BUILDING SIZE:	±36,969 SF
AVAILABLE SF:	±9,131 SF
LOT SIZE:	0.3 Acres
ZONING:	Mission Street NCT
MARKET:	Mission District
TRAFFIC COUNT:	8,318
APN:	3609-119

PROPERTY OVERVIEW

The Los Portales Medical & Dental Center, located in the vibrant Mission District neighborhood of San Francisco, is one of the neighborhood's premier destinations for medical services. Tenants include physicians, dentists, optometry, and other practitioners. Located on Mission Street with parking access from San Carlos Street, it is easily accessible by numerous public transportation options.

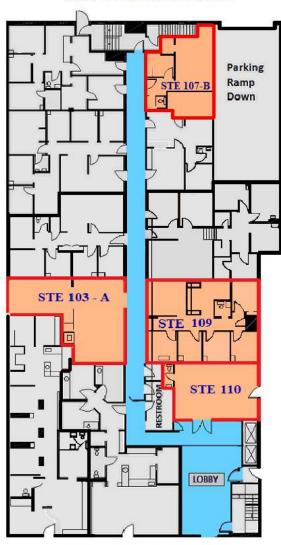
PROPERTY HIGHLIGHTS

- Direct Mission Street Frontage and Ground Floor Lobby Entrances
- Excellent visibility from Mission Street
- Parking garage in building accessible from San Carlos Avenue
- Minutes walk from BART 24th Street Mission Station and the MUNI 21 Street Transit Stop
- Abundant medical and dental practitioners nearby
- Sutter Health's CPMC Mission Bernal Campus is 0.7 miles; Zuckerberg SF General Hospital & Trauma Center is 1.1 miles
- Rich in neighborhood amenities restaurants, retail, banks, etc.

AVAILABLE SPACES:

SUITE 103 A (±801 RSF)	Vacant office space.	
SUITE 107 B (±445 RSF)	Vacant office space.	
SUITE 109 (±1,054 RSF)	Vacant medical office space.	
SUITE 110 (±568 RSF)	Vacant office space. Load bearing wall between Suite 109.	

SAN CARLOS STREET



MISSION STREET

AVAILABLE SPACES:

Vacant medical office space. Vacant medical office space.	
Vacant medical office space.	
Plumbed dental 2 operatories.	



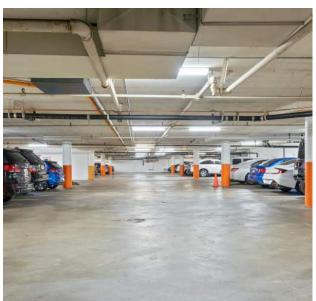


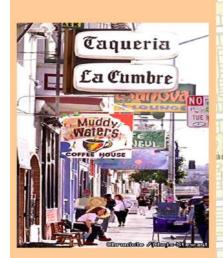












Retailer Map

Mio Preschool Too

Gracia's Madre Restaurant

9th St

Coronado

23rd St

24th St

Lupalandia Brewery

Mission Dolores Dental Mission Oyster Bar

Plaza Adalante Las Tinajas Restaurant

Mission Pool and Playground

Duc Loi Supermarket

Hafa Adai Restaurant

Cha Cha Cha El Dorado Restaurant Alioto Mini Park

> Milagros Medical Pharmacy La National Mission Medical

Café La Taza Subject

Myriad Gastropub Mission Optometry

> Chase Bank The Smile Center

Lolinda Restaurant Hill St Foreign Cinema

Walls Fargo Bank Alamo Drafthouse Cinema

20 Unit Development Site Grand Theater

Walgreens

Bank of America La Corneta Taqueria SF City Mental Health

Taqueria El Farolito

BART-24th Street Mission

00 Bank of the West







POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	8,842	30,278	92,070
AVERAGE AGE	33.6	33.9	35.7
AVERAGE AGE (MALE)	34.6	34.5	36.1
AVERAGE AGE (FEMALE)	32.8	33.2	35.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3,456	12,333	39,314
# OF PERSONS PER HH	2.6	2.5	2.3
AVERAGE HH INCOME	\$88,509	\$97,763	\$104,707

\$909,840

8,318/day

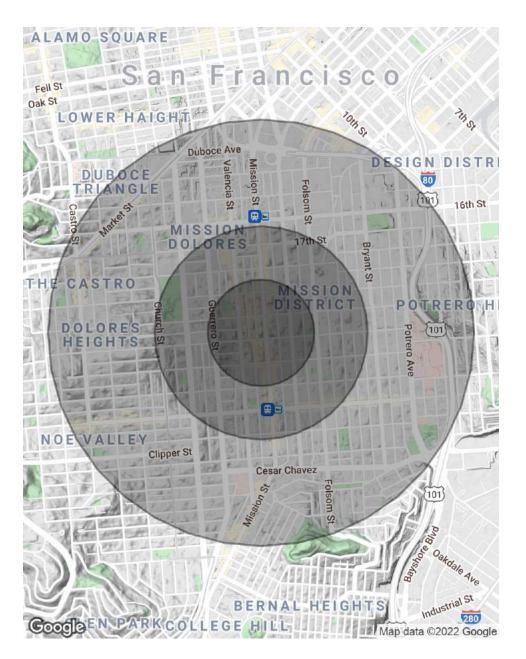
\$902,703 \$853,347

AVERAGE HOUSE VALUE

BETWEEN 20TH AND 21ST

TRAFFIC COUNTS

STREETS



^{*} Demographic data derived from 2010 US Census